

020.A

0004

0104.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

334,400 / 334,400

USE VALUE:

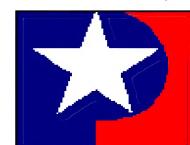
334,400 / 334,400

ASSESSED:

334,400 / 334,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	104
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Owner 1: CHIVUKULA RAMAKRISHNA

Owner 2: MALLAPRAGADA SOUJANYA G

Owner 3:

Street 1: 21 BISHOP RD

Street 2:

Twn/City: SHARON

St/Prov: MA Cntry: Own Occ: N

Postal: 02067 Type:

PREVIOUS OWNER

Owner 1: KOSKINEN STEVEN M -

Owner 2: -

Street 1: 242 FULLER STREET

Twn/City: WEST NEWTON

St/Prov: MA Cntry:

Postal: 02165

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	334,400			334,400			145550
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/13/17		

PREVIOUS ASSESSMENT		Parcel ID		020.A-0004-0104.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	325,000	0	.	.	325,000	325,000	Year End Roll	12/18/2019
2019	102	FV	305,500	0	.	.	305,500	305,500	Year End Roll	1/3/2019
2018	102	FV	273,800	0	.	.	273,800	273,800	Year End Roll	12/20/2017
2017	102	FV	254,800	0	.	.	254,800	254,800	Year End Roll	1/3/2017
2016	102	FV	254,800	0	.	.	254,800	254,800	Year End	1/4/2016
2015	102	FV	239,300	0	.	.	239,300	239,300	Year End Roll	12/11/2014
2014	102	FV	230,200	0	.	.	230,200	230,200	Year End Roll	12/16/2013
2013	102	FV	230,200	0	.	.	230,200	230,200		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KOSKINEN STEVEN	48072-580		8/29/2006		220,000
KEENAN JAMES M/	23435-229		7/19/1993		83,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/1/2018		Mail Update									EMK	Ellen K											
12/13/2017		Measured									DGM	D Mann											
5/6/2000											197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																	
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 34.																																					
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																								
Foundation: 1	- Concrete			A 3QBth:	Rating:																																								
Frame: 1	- Wood			1/2 Bath:	Rating:																																								
Prime Wall: 7	- Brick			A HBth:	Rating:																																								
Sec Wall:				OthrFix:	Rating:																																								
Roof Struct: 4	- Flat			OTHER FEATURES																																									
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																																					
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																									
View / Desir: R	- REAR			Frl:	Rating:			Other																																					
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																					
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																																					
Year Blt: 1985	Eff Yr Blt:			Location: R	- Rear			Lvl 1																																					
Alt LUC:	Alt %:			Total Units:				Lower																																					
Jurisdct:	Fact: .			Floor: 1	- 1st Floor			Totals	RMs: 3	BRs: 1	Baths: 1	HB																																	
Const Mod:				% Own: 0.441900015				REMODELING				RES BREAKDOWN																																	
Lump Sum Adj:				Name: 34 - 6049				Exterior:	No Unit	RMS	BRs	FL																																	
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	3	1	0																																	
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																																					
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																																					
Sec Int Wall:				Economic:				Baths:																																					
Partition: T	- Typical			Special:				Plumbing:																																					
Prim Floors: 4	- Carpet			Override:				Electric:																																					
Sec Floors:				Total:	20.4 %			Heating:																																					
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	3	1																																		
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES																																					
Bsmnt Gar:				Size Adj.: 1.30321288				Rate	Parcel ID	Typ	Date	Sale Price																																	
Electric: 3	- Typical			Const Adj.: 1.01871002																																									
Insulation: 2	- Typical			Adj \$ / SQ: 424.831																																									
Int vs Ext: S				Other Features: 32761																																									
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																									
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005																																									
# Heat Sys: 1				NBHD Mod:																																									
% Heated: 100				LUC Factor: 1.00																																									
Solar HW: NO	Central Vac: NO			Adj Total: 420132								WtAv\$/SQ:			AvRate:	Ind.Val																													
% Com Wall	% Sprinkled:			Depreciation: 85707								Juris. Factor:			Before Depr:	509.80																													
				Depreciated Total: 334425								Special Features:			0	Val/Su Net:	447.66																												
												Final Total:			334400	Val/Su SzAd	447.66																												
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																									
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0004-0104.0												IMAGE																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													AssessPro Patriot Properties, Inc														
More: N	Total Yard Items:				Total Special Features:				Total:																																				